HARRY E. MITCHELL GOVERNMENT CENTER MODERNIZATION PLAN

May 8, 2020

DFDG ARCHITECTURE | Tempe Making waves in the desert

CONTRIBUTORS:

Many people from the City of Tempe provided input in order to create this document, thank you.

CITY OF TEMPE

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1.0 BACKGROUND AND EXECUTIVE SUMMARY

At the request of the City of Tempe, DFDG was contracted to provide a Modernization Plan for the Harry E. Mitchell Government Center, also known as the Municipal Complex, located at 31 East Fifth Street, Tempe, Arizona. The Municipal Complex includes an award-winning building completed in 1971 to serve as municipal offices for the City of Tempe. The Pyramid Tower serves as the seat of Government and houses the offices of the Mayor and Councilmembers as well as various administrative functions. The Council Chambers is located on the Garden level of the Municipal Complex and is currently undergoing a renovation following the standards set forth in this document.

The unique, iconic, Municipal Complex is comprised of approximately 58,000 gross square-foot of commercial space including the west Garden Level addition completed in 1986 and the east Garden Level, which was completed in 1997. The Municipal Complex design was ahead of its time as it relates to sustainable design, as its inverted pyramid shape was designed to shade and cool itself in the heat of summer.

While the building has not required major renovation work, a portion of the deck was removed and repaired in 1998 – 1999. Interior remodeling of the Pyramid Tower was completed in 1996. There have been several Municipal Building Assessments completed throughout the years of which determined the facility is in poor condition and should be renovated within the next ten years.

The recent revitalization of downtown Tempe has encouraged mixed land use, pedestrian interaction and diverse architecture. This can attract people with diverse purposes who may end up sharing common facilities. The result could be a positive impact on the economy by attracting different people at different times of the day.

The current property has walkways and bridges that radiate outward from the Municipal Complex to encourage interaction and reinforce the “City Center.” The framework for the public centric space exists, however updating the Municipal Complex with clear, useful, signage and proper lighting will enhance the user experience. The addition of gathering places, where various types of people can congregate, whether it be through interior communal spaces to share ideas, or a welcoming plaza area, will make this Municipal Complex a well-used, safe place to work and visit.

According to the historical property registrar on the City of Tempe’s website, Michael Goodwin, “envisioned the building as being a Lantern for the Community.” The design team’s goal is to bring this lantern back to life by repairing the structure and enhancing the beauty of the natural elements in and around the Municipal Complex.

2.0 DESIGN PRINCIPLES

The design factors of the Modernization Plan and Council Chambers Remodel resulted from an online survey of the building occupants and a stakeholder's workshop to determine their goals for the improvement of the Municipal Complex. This survey and workshop resulted in a list of words DFDG has taken as the guiding principles of the Modernization Plan. Once the plan was developed, the design team began working closely with the City of Tempe design committee and other key stakeholders to ensure the remodel reflects the design principles established in the workshop. The following words are the driving principles of the project:

- ICONIC
- FUNCTIONAL & EFFICIENT
- MODERN & VIBRANT
- WELCOMING & INVITING
- ACCESSIBLE & SAFE

The Municipal Complex is very much a mid-century modern design. The design team would like to accentuate its beauty and original elements by playing off the original building language such as the angularity of the building, warm, rich woods and the strength of the horizontal lines.

The Municipal Complex is where the seat of government resides, and the Council Chambers is where they meet. This Municipal Complex should have a formal setting with the Chambers providing the civic character found in a court room. The exterior of the Municipal Complex as well as perimeter of the Chambers will remain with an extension towards 5th Street on the Garden Level to allow for a reception or standing area in the Chambers. The current restrooms will be removed, and the area will become the security area for public access into the space. The Chambers will be designed to provide a secure public space with state-of-the-art technology, as well as a beautiful space where government employees and the public alike will be proud to meet.

The entrance to the Chambers will remain on the north side of the Municipal Complex. It is recommended by the design team that the art element, and skylight, which was added in the 80s be removed. The area in which the art element is set will become the reception area to the Council Chambers with a new roof, clerestory window and entrance with clear, visible signage to the Chambers.

Upon entering the Chambers through the security entrance, there is a reception area providing an opportunity to house kiosks for sign in as well as a history timeline or the like. The public seating area will be adjusted to provide the code required accessible slopes as well as proper aisle widths for exiting. The proposed seat count is similar to the original seat count.

The dais will be reconfigured to provide the council members with better engagement with the audience, additional room for city staff and to bring it into compliance with the requirements of the Americans with Disabilities Act (ADA).

3.0 PROPOSED IMPROVEMENTS

While the Pyramid Tower itself is Iconic, there are items throughout the Municipal Complex which need repair or updating in order to stay current with the use and functionality of the building. The improvement opportunities presented here will modernize the Municipal Complex primarily through new materials and lighting. The designation of the Municipal Complex as a historic building limits the opportunities for modifying the building exterior as the goal with any historic building is to maintain its original character. As such, the improvement opportunities focus on modifications to the building interior. Many of the examples provided show changes to the Pyramid Tower, however, the concepts may be applied throughout the Municipal Complex.

3.1 Opportunities and Recommended Solutions:

3.1.1 Elevator Core – All Floors

Opportunity for Improvement:

Existing Pyramid Tower Elevator Core

Solution:

a. Paint the radial elements in the ceiling Dark Gray (PT03).
b. Utilize the radial element at the core of each floor for wayfinding and paint the underside (inners) of the element the accent color.
c. Maintain brick at elevator/core wall on the Plaza Level, add a new finish above the door; paint entire circular core in PT03.

Opportunity for Improvement:

Existing Pyramid Tower Elevator Doors and Frames

Solution:

Use a Scuffmaster paint to paint the elevator doors and frames. This paint should be the same color and texture used in the wainscot of the Chambers to reinforce the language throughout the building (PT06).

3.1.2 Flooring Updates – All Floors:

Opportunity for Improvement:

Update/replace flooring and wall base throughout except at brick floor on the Plaza Level. Brick floor to remain and be cleaned as noted below.

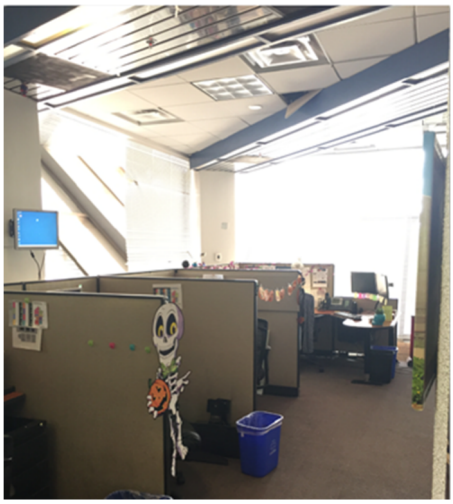
Solution:

Update the flooring within the Pyramid Tower. Maintain neutral colors with possible small pops of color. Refer to the building standards exhibit in Appendix A for additional information.

3.1.3 Ceiling Updates – All Floors:

Opportunity for Improvement:

The metal linear ceiling product in the radial ceiling element as well as the metal ceiling at the perimeter of the building are highly reflective and cause eye strain for the user in the area.



Solution:

Replace the metal linear product with wood looking, metal perforated (acoustical) long linear panels to maintain the original design intent, while adding acoustics, removing the reflectivity and reinforcing the language of the design in the Chambers.

3.1.4 Lighting Updates – All Floors:

Opportunity for Improvement:

Update/replace lighting throughout

Solution:

New LED lighting in lieu of fluorescent parabolic. Refer to the building standards in Appendix A for recommended fixtures.

3.1.5 Doors and Windows – All Floors:

Opportunity for Improvement:

Existing Doors and Frames are old and dated

Solution:

The most cost-effective solution would be to paint the existing frames for both the doors and sidelights the general white color. Replace the existing doors with plain sliced, book matched walnut veneer doors in keeping with Chambers design.

Opportunity for Improvement:

Not all doors have 18" on the pull side of the door making them not ADA compliant.

Solution:

Add ADA push buttons at doors which do not have the 18" on pull side of door.

Opportunity for Improvement:

Window treatments are old and outdated

Solution:

Remove ALL vertical blinds. Add film pattern and shades if needed.

3.1.6 Building or Department standards for space – All Floors:

Opportunity for Improvement:

Current work areas are alternately described as small and cramped or open and spacious. The survey results generally give the impression that the area available is adequate, but the space is not used effectively.

Solution:

The solution to this issue would be to develop space standards for office types used in the Municipal Complex, review the current building footprint and determine the best arrangement of the office types in this footprint.

Opportunity for Improvement:

Increase storage for small items such as paper storage

Solution:

The solution to this issue would be to develop space standards and incorporate millwork storage for such items.

3.1.7 Wall Finish Updates – All Floors:

Opportunity for Improvement:

Wall finish colors

Solution:

Update the color palette within the Pyramid Tower. Maintain neutral colors for most architectural elements with small pops of color. Refer to the building standards exhibit in Appendix A for additional information.

3.1.8 Signage / Graphics Updates for The Municipal Complex:

Opportunity for Improvement:

Wayfinding and departmental branding / identification

Solution:

New ADA compliant signage which incorporates color graphics for each floor for wayfinding.

3.1.9 Restrooms – All Floors:

Opportunity for Improvement:

Restrooms are dark and finishes are old and tired

Solution:

New Neutral porcelain tile for floors and walls. New neutral toilet partitions and updated LED lighting.

3.1.10 Level 1 Plaza and Lobby of the Pyramid Tower

Opportunity for Improvement:

The brick floor and base on the first floor is dirty.

Solution:

Clean the brick floor on the Plaza Level possibly lightly sandblast and reseal as needed.

Opportunity for Improvement:

Blank walls on Level 1

Solution:

Utilize the walls within the lobby to reinforce the City of Tempe Branding and history. Such ideas could include a storyboard or timeline to help people connect. A good example is the Tempe Welcomes you poster. Seeing faces make people feel more a part of the community.

3.1.11 Additional Elevator at Pyramid Tower

Opportunity for Improvement:

The single elevator in the core of the inverted Pyramid Tower is small and limits the rate at which occupants may exit the building.

Solution:

Add a new elevator tower at the exterior of the inverted Pyramid Tower. The tower could be located in either of the empty quadrants of the plaza level with a design similar to the exterior stair tower at the southeast quadrant.

While a new elevator tower would provide needed passenger capacity the cost and security concerns will need to be evaluated. By its nature, an exterior elevator core is accessible to all visitors to the Municipal Complex which may require a significant monitoring effort to ensure the safety of the building occupants.

3.1.12 Landscaping

Opportunity for Improvement:

The mature trees found on the Garden Level provide shade to people moving between the East and West Wings and pleasing views for the occupants of the Pyramid Tower. As described in later sections of this report, they present issues with their interaction with the building structure and hardscape.

Solution:

Modify the landscaping palette as shown in the Landscape Concept Plan to provide plants appropriate to the scale of the open space and planters available on the Garden Level.

3.1.13 Exterior Lighting

Opportunity for Improvement

Improve the amount of lighting available on the Garden Level.

Solution:

Install low profile LED lighting fixtures on the exterior of the East and West Wing storefronts to improve the lighting levels while maintaining the historic character of the Municipal Complex.

4.0 HEALTHY BUILDING

In their whitepaper "The 9 Foundations of a Healthy Building", the Harvard T.H. Chan School of Public Health outlines the design concepts to be considered when creating a healthy building. The design concepts are:

- Ventilation
- Air Quality
- Thermal Health
- Moisture
- Dust and Pests
- Safety and Security
- Water Quality
- Noise
- Lighting and Views

The steps to achieve the 9 foundations of a healthy building as determined by the T.H. Chan School of Public Health are outlined below along with recommendations for applying these techniques to the Municipal Complex.

Ventilation

Meet or exceed local outdoor air ventilation rate guidelines to control indoor sources of odors, chemicals and carbon dioxide. Filter outdoor and recirculated air with a minimum removal efficiency of 75% for all particle size fractions including nano. Avoid outdoor air intakes at street level or near other outdoor sources of pollutants. Commission systems, conduct regular maintenance and monitor ventilation in real-time to prevent and resolve ventilation issues promptly.

Although its design takes advantage of the earth's thermal mass to gain energy efficiency, the placement of a large portion of the Municipal Complex below grade has drawbacks when it comes to providing proper ventilation. Future mechanical system designs should consider using high efficiency equipment to provide twice the amount of ventilation required by code. Employee performance improvements and drops in absenteeism associated with this increased ventilation have been found to significantly outweigh the costs associated with the increased ventilation.

Air Quality

Choose supplies, office supplies, furnishings and building materials with low chemical emissions to limit sources of volatile and semi-volatile organic compounds. Check for legacy pollutants such as lead, PCBs and asbestos. Limit vapor intrusion by using a vapor barrier. Maintain humidity levels between 30-60% to mitigate odor issues. Conduct annual air quality testing. Respond to and evaluate occupant concerns.

Thanks to efforts by groups such as the U.S. Green Building Council, furnishings and building materials with low VOCs have become the norm. Unfortunately, the design of the Municipal Complex again becomes problematic when dealing with humidity levels. Providing mechanical equipment which

includes active humidity controls along with the increased ventilation described previously will greatly enhance the air quality.

Water Quality

Meet the U.S. National Drinking Water Standards at point-of-use. Test water quality regularly. Install water purification system for removal of contaminants, if necessary. Ensure residual disinfectant levels are sufficient to control microbes, but not in excess. Prevent water stagnation in pipes.

The age of the water supply lines in the Municipal Complex does not warrant concern, however, providing water filtration systems at point of use locations is a relatively inexpensive method to help building occupants stay hydrated with clean, good tasting water.

Thermal Health

Meet minimum thermal comfort standards for temperature and humidity and keep thermal conditions consistent throughout the day. Provide individual level thermal control, where possible. Survey the space and occupants regularly to identify zones that underperform. Respond to and evaluate occupant concerns. Commission systems, conduct regular maintenance and monitor temperature and humidity in real-time to prevent and resolve thermal comfort issues promptly.

Easily the most talked about topic on this list is thermal comfort. Short of providing every employee with access to a thermostat, the Municipal Complex should be broken down into the largest number of small zones as is feasible to prevent the demands of one area from overriding the needs of another.

Dust and Pests

Use high efficiency filter vacuums and clean surfaces regularly to limit dust and dirt accumulation, which are reservoirs for chemicals, allergens, and metals. Develop an integrated pest management plan with a focus on preventative measures such as sealing entry points, preventing moisture buildup and removing trash. Avoid pesticide use, if possible. Train building management how to respond to pest problems and complaints.

Regular maintenance checks should be performed to ensure all door seals are in good condition. The light wells around the garden level office areas should be cleaned regularly of debris as part of the pest management program.

Lighting and Views

During the day provide as much daylighting and/or high intensity blue-enriched lighting (480nm) as possible while maintaining visual comfort and avoiding glare. Get regular light breaks outside. Provide blue-enriched task lighting when necessary for comfortable viewing. For as long as possible before sleep, reduce light intensity as much as possible and use blue-depleted light to enhance sleep. Aim to provide direct lines of sight to exterior windows from all workstations. Incorporate nature and nature-inspired design indoors.

Direct lines of sight to the exterior are limited to one side of the garden level office areas. Enclosed offices should be located away from the windows and kept to a minimum to maintain these views. Transom lites or clear cubicle sections will help transmit daylight to the interior spaces.

Noise

Protect against outdoor noises such as traffic, aircraft and construction. Control indoor sources of noise such as mechanical equipment, office equipment and machinery. Provide spaces that minimize background noise to 35db for unoccupied work and learning areas, and a maximum reverberation time of 0.7 seconds.

The garden level location of the Municipal Complex protects the occupants from most outdoor noises with the noted exception of the use of skateboards on the plaza deck. There is not a great deal that can be done about this noise source, however, providing insulated ceiling tiles and felt baffles within the office spaces can help reduce the sound transmission for both exterior and interior noises.

Moisture

Conduct regular inspections of roofing, plumbing, ceilings and HVAC equipment to identify sources of moisture and potential condensation spots. When moisture or mold is found, immediately address moisture source and dry or replace contaminated materials. Identify and remediate underlying source of the moisture issue.

Sections of the plaza deck waterproofing have been replaced as water penetration issues have been discovered. Replacement of the remaining waterproofing should be budgeted into future remodeling projects to protect the new finishes and occupants from additional water penetration.

Safety and Security

Meet free safety and carbon monoxide monitoring standards. Provide adequate lighting in common areas, stairwells, emergency egress points, parking lots and building entryways. Manage points of egress and the physical perimeter. Be situationally aware through video monitoring, interactive patrols and incident reporting. Maintain a holistic emergency action plan and mechanism for communication to building occupants.

The garden level of the Municipal Complex has been described as being poorly lit. Providing additional exterior lighting as described in other sections of this report will eliminate this problem and make the space more inviting. Given the open nature of the Municipal Complex, maintaining existing security patrols is vital for occupant safety. As the offices spaces are updated make sure emergency egress plans are revised to account for the new space layouts.

5.0 WAYFINDING

A survey was made of the various types and forms of signage and wayfinding found in the Municipal Complex. The results of this survey as well as suggestions for updated and cohesive wayfinding system can be found in Appendix B at the end of this report.

Discussion of the wayfinding report between the design team and stakeholders resulted in the following suggestions:

1. The existing monument sign on 5th Street should be updated to increase its visibility.
    a. Any changes to the monument sign would need to be approved by the Historic Preservation Committee as this sign is considered to be part of the historic character of the Municipal Complex.
2. A map of the City of Tempe should be provided to inform viewers of their current location in relation to other city facilities.
    a. Routes to transit stations should be included on the map.
3. Signage for all city facilities should use the same design.
4. Signage should take advantage of the recently completed branding efforts by utilizing the fonts and colors found in the branding guidelines.
5. All signage should be ADA compliant with consideration given to high contrast concepts.

6.0 STRUCTURAL

Caruso Turley Scott has completed a cursory review of the following areas for the City of Tempe Municipal Complex: the plaza level walk deck, the single-story buildings below the walk deck and the Garden Level below the plaza. The review excludes the multi-story Pyramid Tower building and any buildings/elements beyond the footprint of the plaza deck.

This review is intended to identify the general conditions of the existing structure based on what could be visually reviewed without disturbance of any of the existing elements such as ceilings, wall coverings and minimal landscaping removal. This report does not include an evaluation of the existing structural systems for load capacity or code compliance and does not specify specific structural repairs. Thorough analyses of the structural system have been performed in 2008 as part of DLR Group's "City of Tempe Municipal Building Assessment" and in 2010 as part of Michael Wilson Kelly – Architects' "Tempe Municipal Complex Renovation Final Report".

Please find below our assessment and basic maintenance recommendations:

Immediate to 5-year Fixes

Garden Level:

Water, plants and time have taken a toll on many of the ramps, stairs, side rails, sidewalks, concrete soffits, steel connections and bearing supports for the walk decks and retaining walls. The damage can be seen in the form of cracks, spalling, rust, rust staining and lifted sidewalk concrete.

The damage and general repair guidelines noted above are thoroughly detailed in the following previously issued reports:

- City of Tempe Municipal Building Assessment by DLR Group Dated March 24, 2008.
- Tempe Municipal Complex Renovation Final report by Michael Wilson Kelly Architects, LTD Dated January 2010.
- See structural subsection of report Titled "Tempe City Hall Renovations", Dated November 2009, CTS Job Number 09-302.
- Caruso Turley Scott report titled "Tempe City Hall Garden Level – Structural Assessment and Design City Hall Garden Level – Phase I, CIP 6708281A", Dated December 2017, CTS Job. 17-909.

Based on our review of excavated roots from two recently removed large ficus trees adjacent to the council chambers the tree roots did not appear to have caused damage to the building foundations. This observation is based on the root interaction of the two trees that were removed and other trees around the Municipal Complex may have different interactions with the foundation system. Based on this it is recommended that the building stem walls and interior slabs be visually observed during this time period for evidence of cracking/movement that may be caused by root damage. If damage is observed a structural engineer and arborist should be contacted to review and consult for repair and mitigation requirements.

Plaza Level:

The plaza slab is constructed using a cast in place structural slab or hollow core planks with either a topping slab over the planks or a non- structural wear slab over insulation over waterproofing on a structural slab. The wear slab is a concrete slab placed over insulation and waterproofing on the structural slab. This method of construction is used to allow for repair or replacement of the waterproofing membrane without disturbing the structural slab.

Because the existing wear slab is exhibiting large areas of concrete spalling throughout the deck and evidence of water leakage thru the structural slab has been noted we recommend that the wear slab be removed and the waterproof membrane on the plaza deck be replaced along with the wear slab. Drainage of the plaza deck should also be reviewed during the wear slab replacement. Additionally, a waterproofing expert should be consulted in areas where hollow core planks are installed for recommendations of possible waterproof coatings that can be applied to the topping.

In several areas (see above mentioned reports for locations) there was evidence of differential wear slab movement. During the replacement of the wear slab and waterproofing membrane these areas should be reviewed by a registered structural engineer to determine the cause of the differential movement and required repairs if required.

Concrete railings, concrete caps, concrete light well elements, steel connections and site elements around the plaza (see reports noted above) should also be repaired as outlined in the reports noted above.

Conclusion:

Repair of all spalled concrete and replacement of plaza wear slab/waterproofing should be completed as soon as possible to help mitigate future damage to the structural elements. Removal and replacement of rusted steel connections should also be completed in the near future.

Visual monitoring of the building for evidence of damage from trees, winds, moisture and such should be ongoing. Types of damage from these elements can be manifested as such things as rust stains, spalling concrete, cracks in slabs/building walls, stained ceilings/walls and settlement. Investigation of the observed damage should be reviewed by a registered engineer or architect once observed.

50 Year Maintenance Plan:

As with all buildings general maintenance will be required. Monitoring and addressing of damaged/degraded elements in a timely fashion will help mitigate cost and prevent damage to other elements.

Visual monitoring of the building for evidence of damage from trees, winds, moisture and such should be ongoing. Types of damage from these elements can be manifested as such things as rust stains, spalling concrete, cracks in slabs/building walls, stained ceilings/walls and settlement. Investigation of the observed damage should be reviewed by a registered engineer or architect once observed.

7.0 MECHANICAL, PLUMBING, AND ELECTRICAL

HVAC System Description and History

The Municipal Complex was constructed in 1970/1971, including the north, south, and East Wings of the Garden Level offices. The West Wing of the Garden Level was not built until 1986. The Municipal Complex was originally designed with its own dedicated central chilled water plant which was removed in approximately 1992 when the Municipal Complex was connected to the central chilled water plant located at the Police / Courts Building via an underground chilled water piping distribution system. Additionally, the Municipal Complex is served by a central heating hot water system consisting of two gas-fired boilers and associated pumps located in the south mechanical room at the Garden Level. These boilers are not original, and it is estimated that they are approximately 8-10 years old. With exception of the West Wing Garden Level offices, all other areas of the Municipal Complex were originally designed with central air handling systems which were mostly removed during subsequent building remodels. The Municipal Complex is now primarily served by 4-pipe fan coil systems located in the ceiling spaces. The only central air handling systems that currently exist include one VAV air handling unit which serves the west half of the north Garden Level offices and one constant volume air handling unit that that serves the council chambers. Both air handling systems were installed in approximately 2014 are in good condition. A Building Automation System (BAS) utilizing direct digital control technology was installed approximately 15 years ago for control of the HVAC systems and still exists.

Recommendations (5 Year Horizon)

1. Most fan coil units serving the Municipal Complex range in age from 22 to 33 years old and are approaching the end of their useful service life. It is recommended that some of these fan coil units be considered for replacement; especially if they are located within building areas being remodeled.
2. A recent assessment conducted on the existing chilled water and heating hot water piping serving the Municipal Complex revealed that there is a significant amount of this piping that is from the original building construction, approximately 50 years old and approaching the end of its expected useful service life. While it isn't likely necessary to create a stand-alone project to replace this piping, it is recommended that replacement be considered whenever there are areas of the building being remodeled.

Recommendations (50 Year Horizon)

1. All existing HVAC systems and related infrastructure will need to be replaced over the course of the next 50 years. When replacing HVAC systems, consideration should be given to utilizing current technologies, where practical, such as Variable Refrigerant Flow (VRF) systems.

Future Garden Level Towers

The existing Garden Level offices have very limited and restrictive ceiling space conditions and there are few opportunities to utilize any different type of HVAC system other than what currently exists. Existing mechanical ventilation louvers for the Garden Level offices are located within exterior walls and could remain if additional offices spaces were added vertically. The existing HVAC piping systems located in the ceiling spaces of the Garden Level offices could remain and be connected into a larger piping

distribution system. The flue vent for the existing gas-fired heating hot water boilers is currently routed vertically through the plaza level deck approximately 10 feet and is located within an architectural enclosure above the plaza deck. It would be recommended that the central heating hot water system be replaced and relocated within the new construction in order to eliminate this condition. As the Municipal Complex is served by an underground chilled water piping distribution system originating at the Police / Courts Building located across 5th Street, this size of this piping may not be adequate to support a future expansion of the building and need replacement unless an alternative HVAC system is utilized for the building addition.

Plumbing System Description

The sanitary waste & vent system for the Municipal Complex has not had significant changes since its original installation. 8-inch sanitary waste piping is around the perimeter of the Municipal Complex immediately outside the inner walls of the Garden Level offices. The sanitary piping routes to a lift station located inside the mechanical room in the northwest section of the Garden Level offices where it is pumped up and routed north to the public sewer system in 5th Street. Plumbing vents for the Garden Level plumbing fixtures are routed vertically through the plaza deck on the inside of light poles. Main storm drainage piping connected to area drains located in light wells and roof drains on the Pyramid Tower structure is located adjacent to the main sanitary waste piping, routed to a separate lift station in the same mechanical room as the sanitary sewer lift station, and routed up and north to the public storm sewer system in 5th Street. All existing underground sanitary sewer piping and storm drainage piping is believed to be vitrified clay pipe (VCP).

Domestic hot water for restrooms is provided by individual tank-type electric water heaters located near each restroom group.

Plumbing fixtures are a mixture of types but primarily sensor operated flush valves on toilets and urinals and non-metering single-lever faucets on lavatories.

Recommendations (5 Year Horizon)

There are no significant recommendations for the plumbing systems over the next 5 years other than general maintenance and replacement as needed. However, consideration should be given to the following items:

1. Standardization of fixture manufacturers and types for ease of maintenance operations and continuity.
2. Installation of a water softening system to decrease maintenance and extend the life of plumbing fixtures.
3. A condition assessment of the existing piping systems; most of which are from the original building construction. For example, the underground sanitary piping and storm drainage piping may be in deteriorated condition given its age and material composition.

Recommendations (50 Year Horizon)

1. All existing plumbing systems and related infrastructure will need to be replaced over the course of the next 50 years as significant portions are already 50 years old and approaching the end of their useful service life.

Electrical System Description and History

The Municipal Complex was constructed in 1970/1971, including the north, south, and East Wings of the Garden Level offices. The West Wing of the Garden Level was not built until 1986. The Municipal Complex was originally designed with a Service Entrance Section (SES) and distribution switchboards in the south wing Garden Level mechanical/electrical room. It was served by a dedicated utility transformer located in a below grade vault, located in a landscaped area south of the SES.

In 2015, the original SES and associated distribution switchboards were replaced. This included a remote SES located south of the adjacent parking structure. The SES now feeds replacement distribution switchboards, which are SES rated and distribute power to existing panels and equipment throughout the Municipal Complex.

Additional distribution switchboards were also replaced in 2015, these are located within the northeast Garden Level mechanical room.

The electrical equipment list;

A. 'SES-CH', replaced 2015
B. 'DBCH', replaced 2015
C. 'DSH', replaced 2016
D. 'DS-3', replaced 2016
E. 'DP-3', Original installation
F. All remaining building panelboards and step-down transformers have been replaced under an ongoing upgrade program, which concluded in early 2019.

Existing small and open office lighting systems are mainly comprised of 2' x 4', 18 cell, 3" deep, parabolic, T8/12 fluorescent troffers. Controlled via manual toggle switches and occupancy controls. An ongoing remodel in the northwest Garden Level is currently replacing these fixtures with LED direct/indirect volumetric.

There are currently many exterior mounted high intensity discharge (HID) lighting fixtures installed. These are building and pole mounted throughout the Municipal Complex. Additional compact fluorescent down lighting fixtures and incandescent sources exist within the Municipal Complex. Many interior down lighting fixtures have been retrofitted with LED screw direct replacement lamps.

Branch circuit wiring serving lighting and receptacles exist from the original building construction, which now approximately 50 years old.

Recommendations (5 Year Horizon)

1. Systematically replace all original construction branch circuit conductors with new within existing raceways.
2. The majority of lighting fixtures serving the Municipal Complex range in age from 25 to 35 years old and have reached the end of their useful service life. It is recommended that all existing non-LED existing lighting fixtures be upgraded to LED sources with the fixture replacements.
3. Replace distribution section 'DP-3'.

Recommendations (50 Year Horizon)

1. All existing electrical distribution equipment, lighting fixtures, controls, equipment connections and branch circuits, etc. will reach the end of useful life and will need to be replaced over the course of the next 50 years.

8.0 LANDSCAPING IMPROVEMENTS

I. PLANT MATERIAL

Logan Simpson recommend the plant material provided within the tree assessment report as a way to preserve the overall aesthetic of the City Hall Complex while also selecting plant material that will flourish in the lower garden level. Street level landscape will include more drought tolerant material, while still be enhancing the visitor experience.

The landscape will complement the character of the existing building while providing a welcoming atmosphere to visitors and daily users. All plant material will ensure a safe environment that will adhere to sight visibility triangles and limit the creation of any hidden or difficult to monitor areas. Due to the recessed nature of the garden level combined with the overhead structural and vegetative cover, plant material selections include several that will thrive in this slightly cooler and shaded environment. The recommended plant material provides a lush feel that will complement any existing plant material that will be slated to remain. Hardcore native species would not fit aesthetically or flourish in this sort of environment; which is why the selected plant material has been chosen. That being said, any improvements to the street level grounds should include more native and drought tolerant plant species; due to full-sun exposure. With that, improvements to the street level landscape, especially directly along Fifth Street should attempt to match or compliment the planned Fifth Street enhancements project to ensure seamless transition. [Fifth Street project number: 5407931]

II. PHASING

Suggested phasing for the landscape rehabilitation would include taking into consideration both Logan Simpson and Caruso Turley Scott's reports as to which trees are identified as high risk with impacts to the health and safety. Several of the Ficus trees have been identified as causing damage to foundations, columns/beams and walkways – some of this damage could also impact the health and safety of onsite employees and visitors alike.

Should the project be broken into phases over time, it is anticipated that Phase I would include the removal of any Ficus (or other tree species) that are deemed as high risk or hazardous trees. Removal of these higher-risk trees will prevent further or continued damage to existing infrastructure and eliminate additional or further risk to employees or visitors (tripping, etc). As part of Phase I, it is anticipated that with the removal of high-risk trees, much of the existing tree canopy will be lost, which will result in less vegetative shade or cover in the garden level.

Based on Owner input, budget and planning; Phase II will include the implementation of a tree master plan and include the removal of any trees categorized as medium risk to both infrastructure and employees/visitors. This phase would not only involve the removal of offending trees but also the introduction of new trees based on approved master plans. Along with the new trees, it will be imperative to either repair or install a new, highly-efficient irrigation system throughout, as new trees will require adequate and consistent watering. Much of the existing hardscape (garden level) is in a state of disrepair; it is recommended that as part of Phase II – hardscape improvements begin (essentially remove and replace per the original design). To accommodate active office use, the garden level could be split into halves or quartered as a means to allow for normal business/office use to take place as much as possible. Phase II sequencing would begin with designated tree removal, hardscape removal,

irrigation installation (sleeving), and final landscape installation. It should be noted that if there are other utilities, drainage facilities or other subterranean systems that need or require updating, correcting or repairs – Phase II is the ideal time to execute said work.

The third and final phase will involve the "street level" portion of the site. This phase will include hardscape improvements as needed, site furniture improvements as well as irrigation and landscape enhancements. Regarding landscape enhancements, it will be paramount to ensure that the street level landscape aesthetic is cohesive with the planned Fifth Street enhancement project;including hardscape materiality, site furniture, and overall character. The Fifth Street project will create the "threshold" or doorstep to not only Mill Avenue, but also to City Hall; hence the importance of a seamless transition from streetscape to municipal facility.

9.0 PHASING AND COST ESTIMATES

As documented in prior assessments, the Municipal Complex, though aging, will continue to perform at acceptable levels with minor renovation and maintenance. Long-term function of the facility, however, will require significant improvements with attention focused on the mechanical and electrical systems. Areas of improvement fall into the following categories:

1. Site and Landscaping
2. Architecture
3. Structure
4. Mechanical Systems
5. Plumbing Systems
6. Electrical Systems
7. Deck Waterproofing
8. ADA Compliance

The Municipal Complex is effectively comprised of three separate buildings (East Wing, West Wing, and Pyramid Tower) which allows each of these areas of improvement to be addressed separately to reduce the impact on City operations.

9.1 Site and Landscaping

Overall the site is in good condition, maintained and in functioning order. Landscape is manicured and the irrigation system appears to be in full working order with no apparent leaks. Recommendations for improvements are as follows:

- Parking Lots – Due to substantial cracking and undulation, removal and replacement of asphalt paving and curbing is recommended.
- Grading and Drainage – To minimize water collection in the Garden Level and to avoid further damage, install inlets in low areas at the southwest and southeast corners; remove areas where significant settlement and cracking occur for sub-grade analysis to determine the cause of settlement; remove existing expansion material, clean joints, and install new material; seal coat over top of joints.
- Landscape and Irrigation – Remove trees that have grown beyond the limits of the planting areas causing concrete upheaval and impacting the Garden Level structure; remove subsided valve boxes and reinstall on stable ground; remove inefficient bubblers and replace with drip irrigation system; replace outdated control equipment with newer technology components; install concrete pads and metal cages to protect backflow devices.
- Site Structures – Install weep holes in walls cracking due to hydrostatic pressure; patch concrete and repair surrounding finish at atrium cover; patch concrete on walls where exposed expansion bolts and rebar occur; remove and replace components showing significant rust; straighten and reattach bent trellis components; replace damaged freestanding structures.

9.2 Architecture

Opportunities for improvement of the Municipal Complex interior are described earlier in this report. Additional areas for improvement include:

- Building Envelope – Repair dented and scarred exterior metal panels on the Pyramid Tower; Repair damaged parapet flashing and inspect the substrate to verify there is no additional damage; Replace window sealant which is loose or mismatched in color.
- Systems – Replace exterior lighting fixtures for a consistent appearance and better energy efficiency. All replacement fixtures will require approval from the Historic Preservation Office. Assess the extent of termite damage found previously in the electrical room and implement a preventative program to avoid further damage.
- Site and Structure – The plaza deck over the council chambers is being replaced to address water infiltration issues. Cracks in other areas of the plaza deck may need further assessment to determine if they are providing locations for additional water infiltration. The growth of trees in the Garden Level may ultimately compromise safety if not dealt with in the immediate future. Repair the monument sign in front of the Municipal Complex and standardize signage throughout for architectural consistency.

9.3 Structure

Although a complete analysis of the Municipal Complex structure to determine its load capacity and code compliance was not performed, four areas requiring attention have been found.

- Light Wells and Cooling Tower Wells – Steel beams and connections need cleaning and repair due to signs of corrosion and missing fasteners
- Garden Level Canopy – Repair cracked concrete beams and patch spalling at beam to column intersections. Remove trees engaging and damaging canopy framing.
- Garden Level Site Walls – Repair cracking at stairs leading to the Plaza Level.
- Plaza Level – Repair spalling in concrete at south entry bridges. Investigate and repair causes of settling shown in slab-on-grade.

9.4 Mechanical Systems

The age of the mechanical systems presents several areas of concern.

- Control System – The most significant mechanical deficiency is the existing control system. This system is obsolete and presents a considerable challenge for the staff to maintain comfort levels. System failures are increasing and replacement parts are difficult to obtain. Replace the control system to be compatible with other systems used by the City.
- Garden Level – Replace the existing system with new air handlers, fan coils or a combination thereof. Increase outside air quantities as current levels are suspected to be below code and industry standard levels.
- Pyramid Tower Offices – Replace potentially oversized fan coil units with properly sized equipment to properly address humidity problems in this space.
- Chilled and Heating Water Piping – Remove samples of the chilled and heating water piping to determine the condition of the thirty-year-old components.

9.5 Plumbing Systems

Much like the mechanical systems, it is the age of the plumbing systems which is the primary cause for concern.

- Domestic Water – The copper supply and iron wastewater piping in the Municipal Complex is thirty years old. It is recommended that samples of the piping be removed for analysis to determine the condition of the piping.
- Valves - Because of the high failure rate of the gate valves, it is recommended that all existing gate valves be removed and replaced with ball valves.
- Fire Sprinkler System – Leaks are present around the central plant so sections of the piping should be removed for analysis of the condition of the pipe due to corrosion.

9.6 Electrical Systems

As described previously, much of the Municipal Complex electrical system was replaced in 2015 so no complex wide upgrades are necessary. The electrical upgrades described below may occur in line with future remodeling efforts.

- Systematically replace all original construction branch circuit conductors within existing raceways.
- Upgrade lighting fixtures to LED sources.
- Replace distribution section 'DP-3'.

9.7 Deck Waterproofing

Joint sealant on the plaza deck should be replaced to prevent water infiltration. Leaks have been reported at the perimeter of the deck which could be a result of blocked weep holes or failed waterproofing within the split slab.

9.8 ADA Compliance

The building assessment performed in 2008 by DLR Group includes an ADA Accessibility Survey Report which provides an excellent summary of the condition of the Municipal Complex related to accessibility. Non-compliant conditions listed in this report need to be addressed as part of any modernization effort.

9.9 Cost Estimate and Task Priority

The following table provides an estimate of the cost of the modernization tasks listed above which have yet to be completed. Modernization efforts completed at the time of writing this report are:

- Phase 1 – Council Chambers Remodel
- Phase 2 – Tenant Improvements, Police Department Bike Squad, West Wing, Garden Level, Municipal Complex
- Phase 3 – Tenant Improvements, Police Department Bike Squad, Northwest Wing, Garden Level, Municipal Complex

A more detailed estimate is available in Appendix E. Priority of the modernization tasks is given to those items which, if not addressed, present the highest risk to the continued operation of the Municipal Complex or to the life safety of its occupants.

Phase ID #	Description	Rough Order of Magnitude (ROM) Subtotals by Phase ($)
4	**West Wing Modernization**	**$4,142,682**
A	Reconfigure Office Spaces Per New Space Standards	$2,553,086
B	Plumbing System Upgrades	$127,681
C	Mechanical System Upgrades	$331,971
D	ADA Corrections	$76,609
5	**East Wing Modernization**	**$5,069,387**
A	Reconfigure Office Spaces Per New Space Standards	$3,101,276
B	Plumbing System Upgrades	$155,301
C	Mechanical System Upgrades	$434,842
D	ADA Corrections	$93,180
6	**Pyramid Tower Modernization**	**$6,181,432**
A	Reconfigure Office Spaces Per New Space Standards	$3,775,718
B	Plumbing System Upgrades	$190,125
C	Mechanical System Upgrades	$532,349
D	ADA Corrections	$114,075
7	**Municipal Complex Site Improvements**	**$1,735,435**
A	ADA Corrections	$829,006
B	Signage / Wayfinding	$81,542
C	Lighting Upgrades	$258,215
D	Garden Level Landscaping / Trim	$190,264
8	**Additional Elevator at Pyramid Tower**	**$924,379**
	Grand Total	**$18,053,315**

APPENDIX A - MUNICIPAL COMPLEX BUILDING STANDARDS

ITEM	PRODUCT DESCRIPTION	
PARTITIONS		
Typical Partitions	3- 5/8", Metal Studs, With One Layer Of 5/8" Gypsum Board Each Side. Partition Extends To 6" Above Ceiling with Batt Insulation.	
Partial Height Partitions	3- 5/8", Metal Studs At 24" O.C. And Steel Tube Wall Brace at Not Less Than 48" O.C. One Layer of 5/8" Gypsum Board Each Side. Partition Extends from Floor to Designated Height Above Finished Floor.	
Drywall Finish	Level 4 Smooth and Finished in Low VOC Paint. Paint Is Defined as One Primer Coat and Two Finish Coats.	
PAINT COLORS		
General Paint	PT01	Dunn Edwards; DEW385 Lighthouse
Accent Paint	PT02	Dunn Edwards; DEC791 Cloud
Accent Paint	PT03	Dunn Edwards; DE6376 Looking Glass
Accent Paint	PT04	Dunn Edwards; DE5200 Yams
Accent Paint	PT05	Dunn Edwards; DE6070 Chocolate Chunk
High Performance Paint	PT06	Scuffmaster; EM8375RW
Eggshell Sheen (Level 3)	Walls	
Semi-Gloss Sheen (Level 5)	Door Frames, Handrails, And Gypsum Board in Wet Areas	
Flat Sheen (Level 1)	Ceilings	
CEILING		
Acoustical Ceiling Panels	ACP01	USG; Mars, FLB Edge, 24" X 24" Acoustical Ceiling Panels / Climaplus Performance with Centriciee DXT Grid, White (24"X24")
Metal Ceiling Panels	MCP03	USG; Celebration Snap-In, Flat White 050 (24"X24")
	MCP07	USG; Celebration Snap-In, Flat White 050 (20"X60")
	MCP10	USG; Celebration Snap-In, Flat White 050 (30"X60")
	MCP12	USG / Ceilings Plus; Illusions, Blanco Mat (30"X60")
	MCP13	USG / Ceilings Plus Illusions, Blanco Mat with SD7 Perf Holes (30"X60")
Wood Looking Metal Ceiling Panels	WC02	USG / Ceilings Plus; Illusions S27 Sarante Forest Walnut with SD7 Perf Holes (30"X60")
	WC03	USG; Barz, Spacing Based On #B7042 S27 Sarante Forest Walnut. Custom Shape with Angle to Create Undulation
LIGHTING		
Open Office	Axis Stencil Surface Mounted Linear (Light Fixtures to Be Radial to Follow Historical Radial Element	
Private Office	Lithonia Lighting BLT Series, Low Profile Recessed LED or Equal	
Exit Lights	See Fire Life Safety Below	

Light Switches	As Required by Code with White Thermoplastic Covers When Located on Walls of Offices	
FLOORING		
Carpet By Location:		
Chambers:	CPT01	Shaw Contract; Noble Materials, Alchemy 5T135, Cornerstone Copper 33555 (24”X24”), Monolithic Installation
General Pyramid Tower:	CPT02	Shaw Contract; Verical Layers, Uncover Tile 5T150, Iron 50505 (9”X36”), Herringbone Installation
General Pyramid Tower:	CPT03	Shaw Contract; Verical Layers, Uncover Tile 5T150, Oxidized Iron 50506 (9”X36”), Herringbone Installation
Conference Rooms:	CPT04	Shaw Contract; Noble Materials, Alchemy 5T135, Onyx Silver 33505 (24”X24”), Monolithic Installation
Luxury Vinyl Tile		
Field Color	LVT01	Shaw Contract; Pigment Direct Glue 0503V Grey 65530 (7”X48”), Staggered Installation
Accent All Floors	LVT02	Shaw Contract; Pigment Direct Glue 0503V Bone 65515 (7”X48”), Staggered Installation
1st Floor Accent Color	LVT03	Shaw Contract; Pigment Direct Glue 0503v Grey (7”X48”), Staggered Installation
2nd Floor Accent Color	LVT04	Shaw Contract; Pigment Direct Glue 0503v Green 65326 (7”X48”), Staggered Installation
3rd Floor Accent Color	LVT05	Shaw Contract; Pigment Direct Glue 0503v Yellow 65201 (7”X48”), Staggered Installation
Garden Level Accent Color	LVT05	Shaw Contract; Pigment Direct Glue 0503V Orange 65675 (7”X48”), Staggered Installation
Restroom Floor Tile:	T01	Kaiser Tile; District, 3 (12”X24”), Straight Installation
		Grout: - Custom 185 New Taupe
WALL BASE		
Rubber Base	RB01	Johnsonite|Tarkett; 4" Topset Rubber Base Standard, 82 Black Pearl
Porcelain Tile	TB01	Kaiser Tile; District, 3 (12”X24”), Straight Installation
WALL TILE		
Restroom Wall Tile	CWT01	Kaiser Tile; Cento Per Cento, Cento W (Gloss White)
Accent Wall Tile	CWT02	Kaiser Tile; Cento Per Cento, Cacao W (Deco Gloss White)
	CWT03	Kaiser Tile; Cento Per Cento, Cento G (Gloss Gray)
	CWT04	Kaiser Tile; Cento Per Cento, Cacao G (Deco Gloss Gray)
	CWT05	Kaiser Tile; Cento Per Cento, Cento Y (Gloss Yellow)
	CWT06	Kaiser Tile; Cento Per Cento, Cacao Y (Deco Gloss Yellow)

ELECTRICAL		
Electrical Convenience Outlet	Wall Outlet White Thermoplastic Covers	
Combination Electrical/Data Outlet	Wall Outlet White Thermoplastic Covers.	
DOORS		
PANELS	DRF01	Pre-Finished Solid Core Wood Door, Eggers or Equal, With Pre-Finished Stain, Species: Walnut (Plain Sliced), Stain Color: 04 Nutmeg
FRAMES		
Exterior	AL01	Arcadia (Or Equal) To Match Existing Pyramid Tower; Colornodic, AB-5 Medium Bronze
Interior	AL01	Arcadia (Or Equal) To Match Existing Pyramid Tower; Colornodic, AB-5 Medium Bronze
Interior	HM	Painted Hollow Metal – Demolish and Reuse Existing Wherever Possible
FIRE / LIFE SAFETY:		
Exit Lights	Clear Face with Red Lettering.	
Fire Sprinkler	Semi-Recessed Heads	
Fire Extinguisher Cabinet	Semi Recessed Fire Extinguisher Cabinets	
MILLWORK		
Base Cabinets	PL01	Laminart; 2433-T Portabella Textured Finish (Chambers)
Upper Cabinets		
Countertops	PL02	Formica; 464-58 Graystone Matte Finish (Chambers Security)
	PL03	Walnut Heights 7965K-12 Soft Grain Finish with Aeon
	QS01	Wilsonart Quartz; Tellaro Q4025 (Chambers)
Wood Veneer	WD01	Clear Stained Walnut, Plain Sliced, Book Matched

APPENDIX B – WAYFINDING REPORT

Municipal Complex Modernization

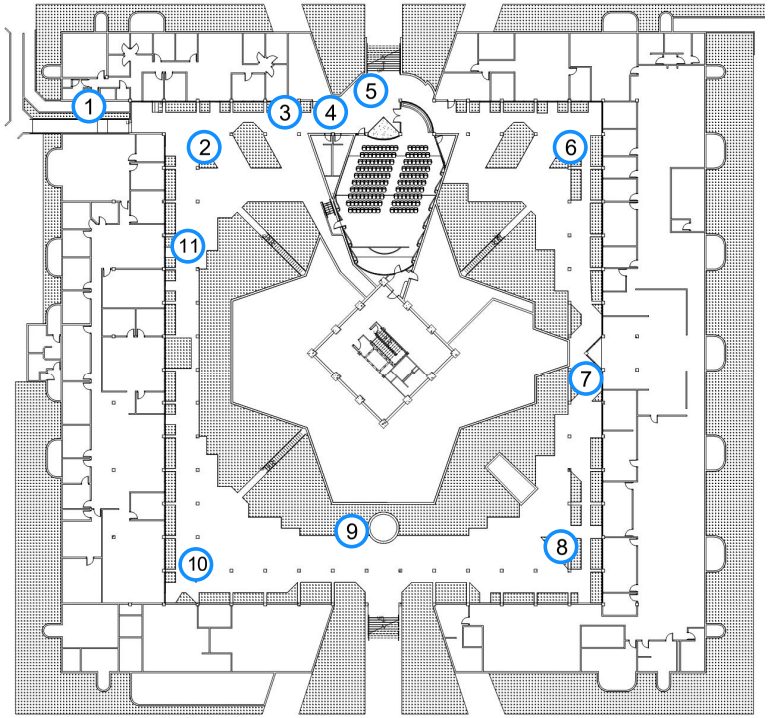
Wayfinding/Signage

DFDG ARCHITECTURE

Tempe

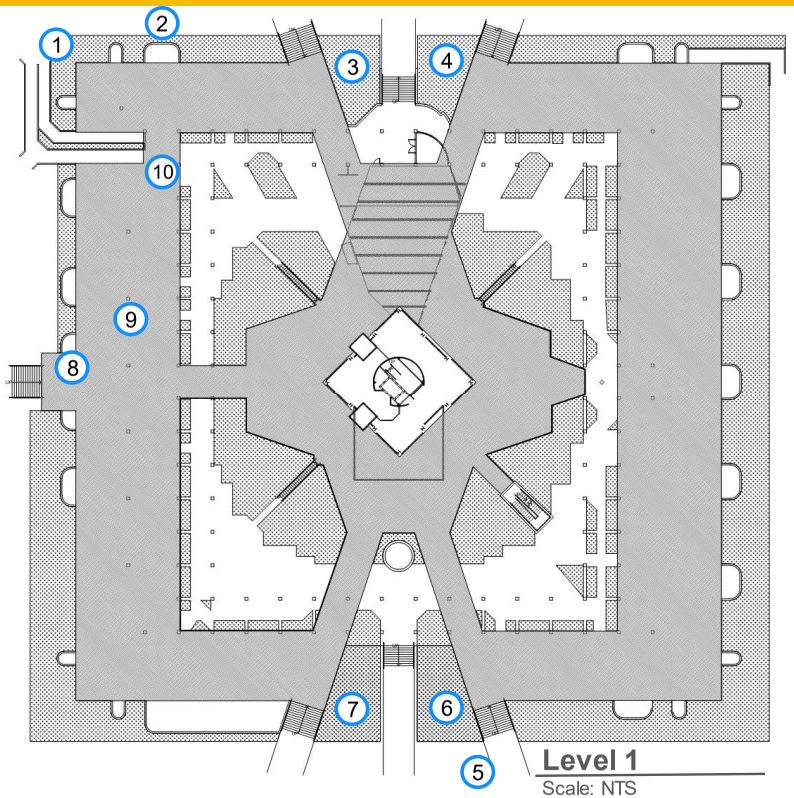
Making waves in the desert

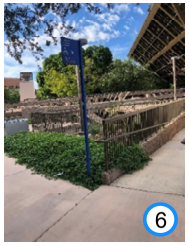
Section 1: Existing Wayfinding – Garden Level

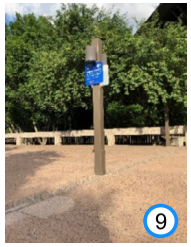


Garden Level
Scale: NTS

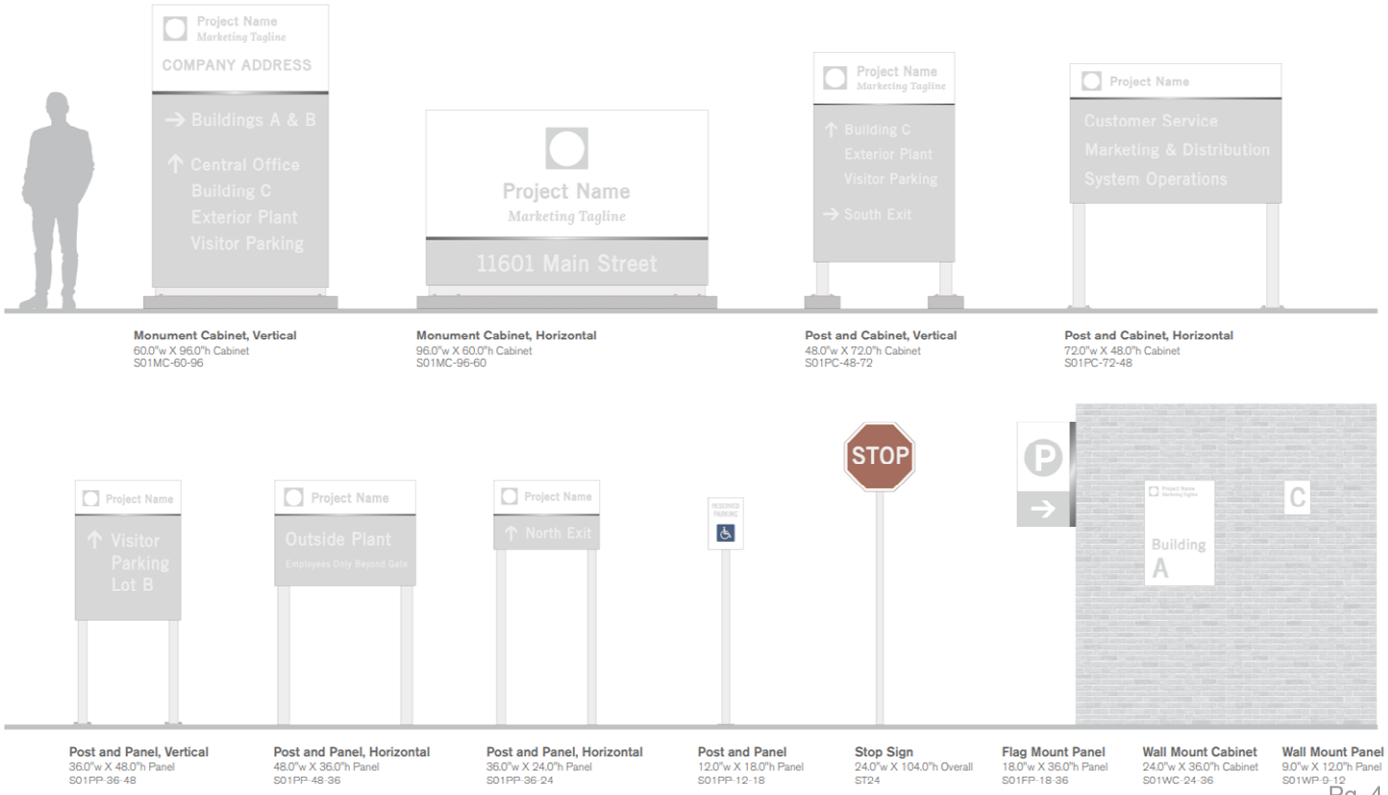
Section 1: Existing Wayfinding – Level 1







Section 2: Types of Signage - Exterior



Monument Cabinet, Vertical
60.0"w X 96.0"h Cabinet
S01MC-60-96

Monument Cabinet, Horizontal
96.0"w X 60.0"h Cabinet
S01MC-96-60

Post and Cabinet, Vertical
48.0"w X 72.0"h Cabinet
S01PC-48-72

Post and Cabinet, Horizontal
72.0"w X 48.0"h Cabinet
S01PC-72-48

Post and Panel, Vertical
36.0"w X 48.0"h Panel
S01PP-36-48

Post and Panel, Horizontal
48.0"w X 36.0"h Panel
S01PP-48-36

Post and Panel, Horizontal
36.0"w X 24.0"h Panel
S01PP-36-24

Post and Panel
12.0"w X 18.0"h Panel
S01PP-12-18

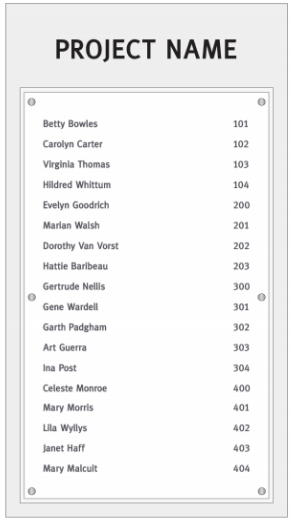
Stop Sign
24.0"w X 104.0"h Overall
ST24

Flag Mount Panel
18.0"w X 36.0"h Panel
S01FP-18-36

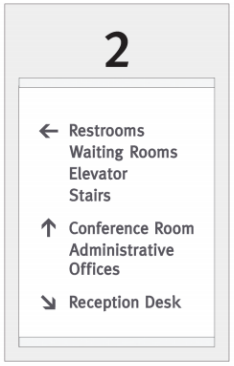
Wall Mount Cabinet
24.0"w X 36.0"h Cabinet
S01WC-24-36

Wall Mount Panel
9.0"w X 12.0"h Panel
S01WP-9-12

Section 2: Types of Signage – Wall/Pole Mounted



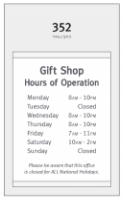
Large Directory
Type A.6 F61FB0-ABB
24.5"w X 45"h
Accommodates insert



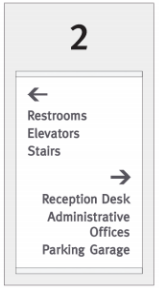
Large Directional
Type B.3 F61E-RA-D
19.5"w X 31.25"h
Accommodates insert

Workstation ID
Type L WS10301
8.5"w X 3.0"h
Accommodates insert

Suspended, Double Sided Overhead
Type C.3-1S V711-3S
44.0"w X 7.0"h
Accommodates insert



Small Directory
Type B.2 F61BB1-N1
10.0"w X 16.75"h
Accommodates insert



Small Directional
Type B F61CB1-W1
13.0"w X 24.75"h
Accommodates insert

Evacuation Plan
Type D F61BB1-R1
10.0"w X 19.75"h
Accommodates insert

Stair ID
Type E F61AB3-BC
6.25"w X 9.25"h

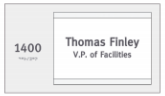
Restroom ID
Type E.2 F61AB3-BC
6.25"w X 9.25"h

Room ID, Number
Type F F61AB0-AH
9.0"w X 3.5"h

Room ID, Single Line
Type G F61B-BH
13.5"w X 4.0"h

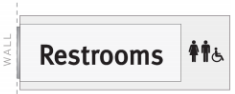
Room ID, Double Line
Type G.2 F61B1-BH
13.5"w X 5.0"h

Office ID
Type H F61AB0-D1
10"w X 4.5"h
Accommodates insert



Suite ID
Type I F61BB0-G1
13.5"w X 7.75"h
Accommodates insert

Meeting Room ID
Type J.2 F61BB0-D2S
13.5"w X 6.75"h
Includes privacy slider



Flag Mount
Type M F61DB0-F2
18.5"w X 6.5"h
Double sided

Interior Stairwell Level ID
Type N CS14X15-T
14.0"w X 15.0"h

Section 2: Types of Signage – Level/Graphical

Level ID
TR16X20-A
16.0"w X 20.0"h

Level ID
TR16X20-A
16.0"w X 20.0"h

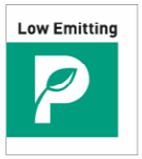
Level ID
TR16X20-A
16.0"w X 20.0"h

Level ID
TR16X20-A
16.0"w X 20.0"h

Level ID
TR16X20-A
16.0"w X 20.0"h

Reserved
TR10X11.5-A
10.0"w X 11.5"h

Restricted
TR10X11.5-A
10.0"w X 11.5"h



Special Reserved
TR10X11.5-A
10.0"w X 11.5"h

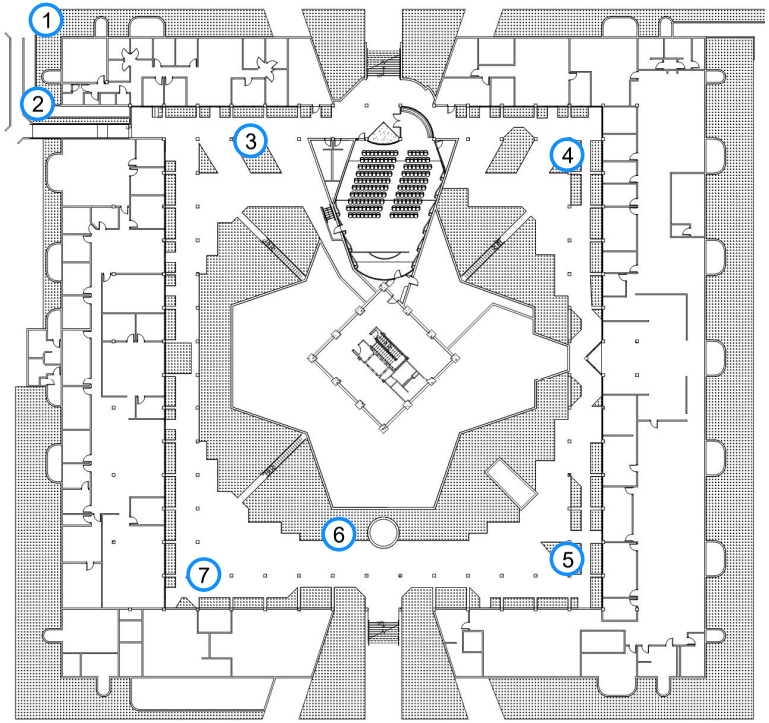
No Smoking
TR10X11.5-A
10.0"w X 11.5"h

Limit
TR14X20-A
14.0"w X 20.0"h

Zone
TR14X20-A
14.0"w X 20.0"h

Resticted Entry
TR14X20-A
14.0"w X 20.0"h

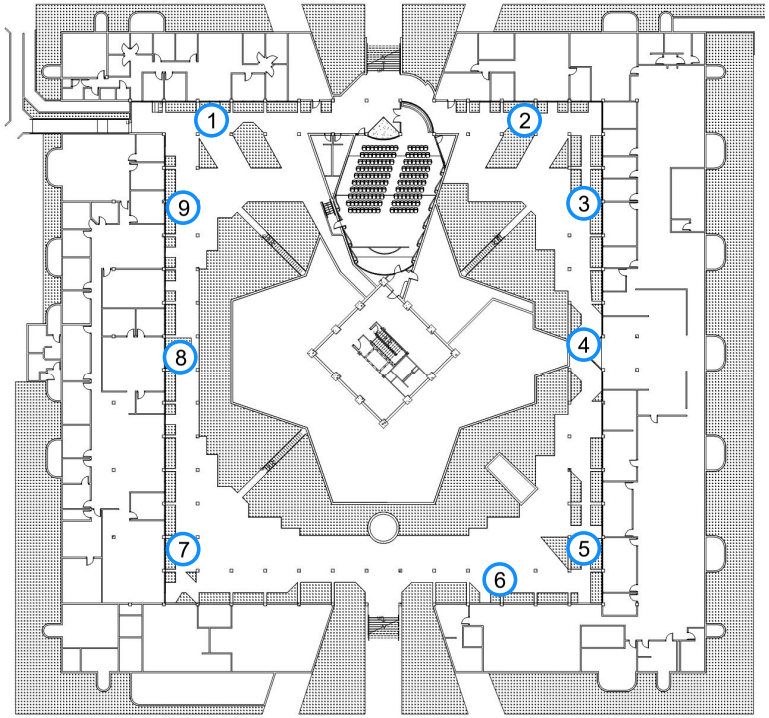
Section 3: Proposed Wayfinding Locations – Post & Cabinet



Garden Level
Scale: NTS

* REFER TO SECTION 4 FOR CONCEPTS

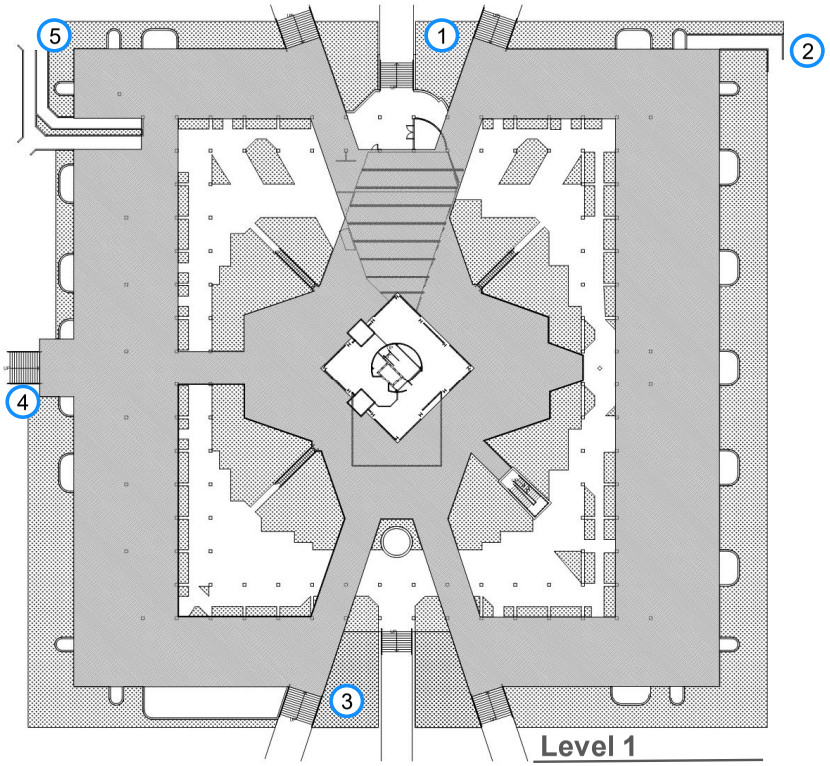
Section 3: Proposed Wayfinding Locations – Hung/Wall Mounted

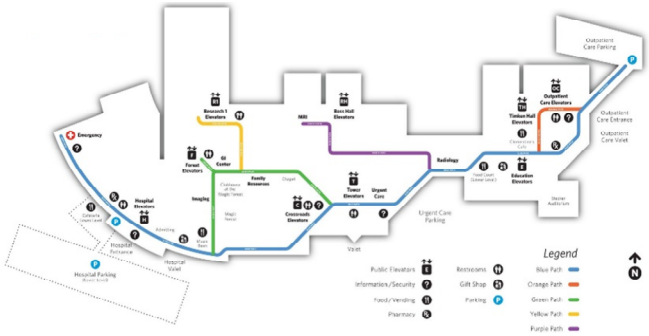


Garden Level
Scale: NTS

* REFER TO SECTION 4 FOR CONCEPTS

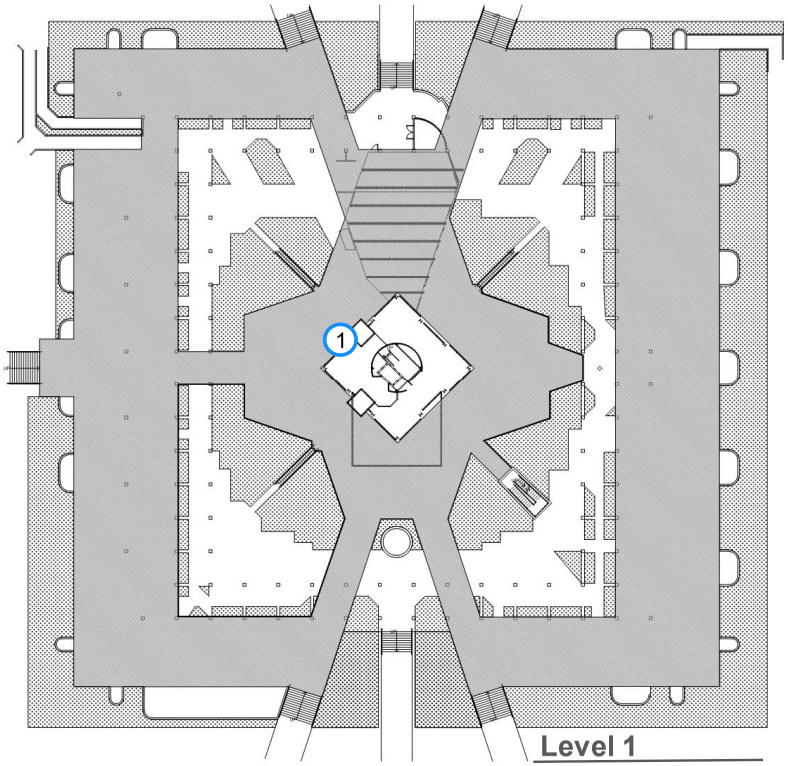
Section 3: Proposed Wayfinding Locations – Keyplan





* REFER TO SECTION 4 FOR CONCEPTS

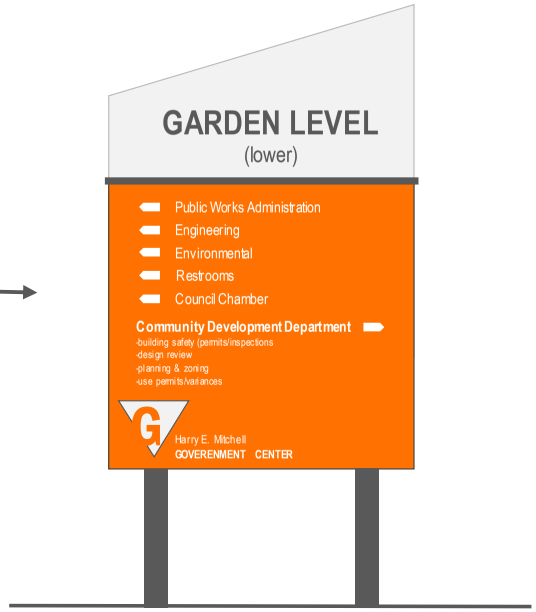
Section 3: Proposed Wayfinding Locations – Wall/Pole Mounted



Level 1
Scale: NTS

* REFER TO SECTION 4 FOR CONCEPTS

Section 4: Concepts – Complex Directional Signage



* Design intent for all wayfinding/Signage to meet ADA

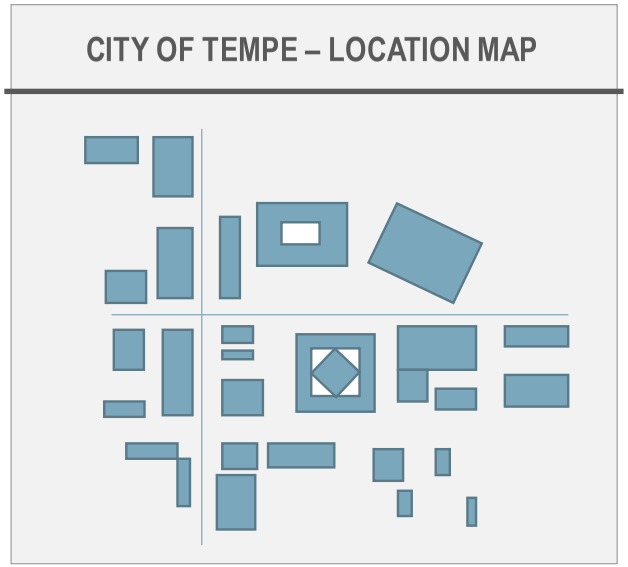
Section 4: Concepts – Department Signage

Community
Development

Community
Development

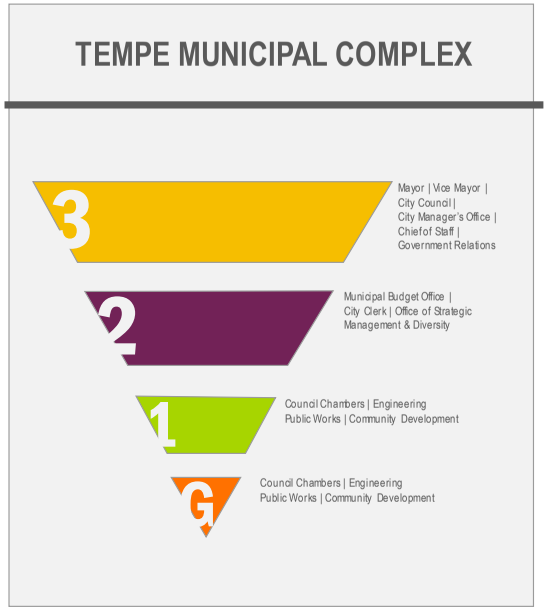
* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Complex Keyplan Signage



* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Complex Directory Signage



* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Interior Wayfinding/Signage

* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Level Signage

* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Level Signage

3

- Mayor
- Vice Mayor
- City Council
- City Manager's Office
- Chief of Staff & Council Aides
- Government Relations
- Economic Development
- Communications & Media Relations

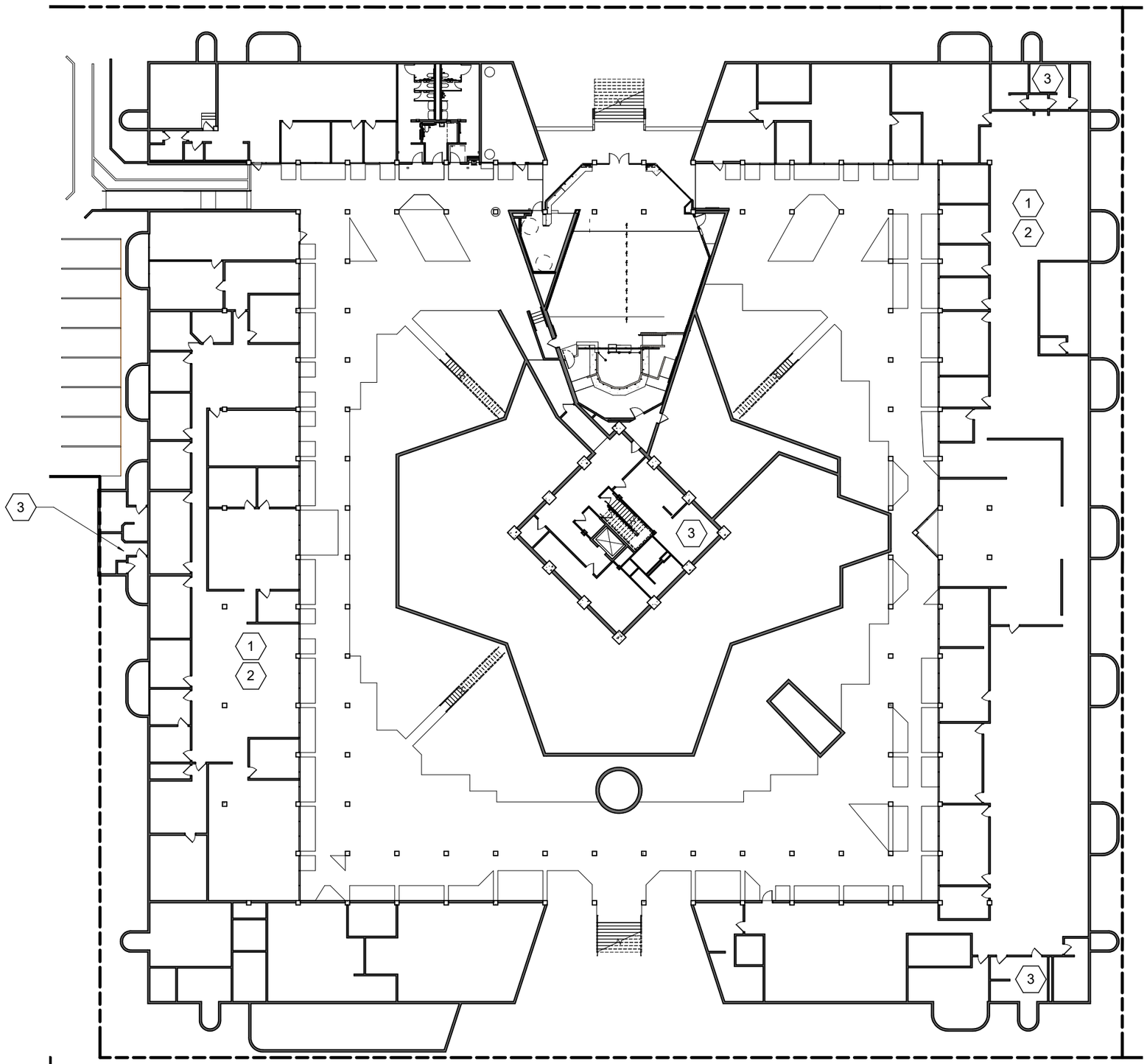
* Design intent for all wayfinding/Signage to meet ADA

Section 4: Concepts – Room Signage

* Design intent for all wayfinding/Signage to meet ADA

APPENDIX C – IMPROVEMENT OPPORTUNITIES

Improvement Opportunities	
1	Develop Space Standards To Maximize Building Utilization And Increase Small Item Storage Capacity
2	Update Wall Finishes
3	Update Restroom Finishes. Revise The Fixture Layout As Needed To Bring The Space Into Compliance With The Americans With Disabilities Act



Garden Level

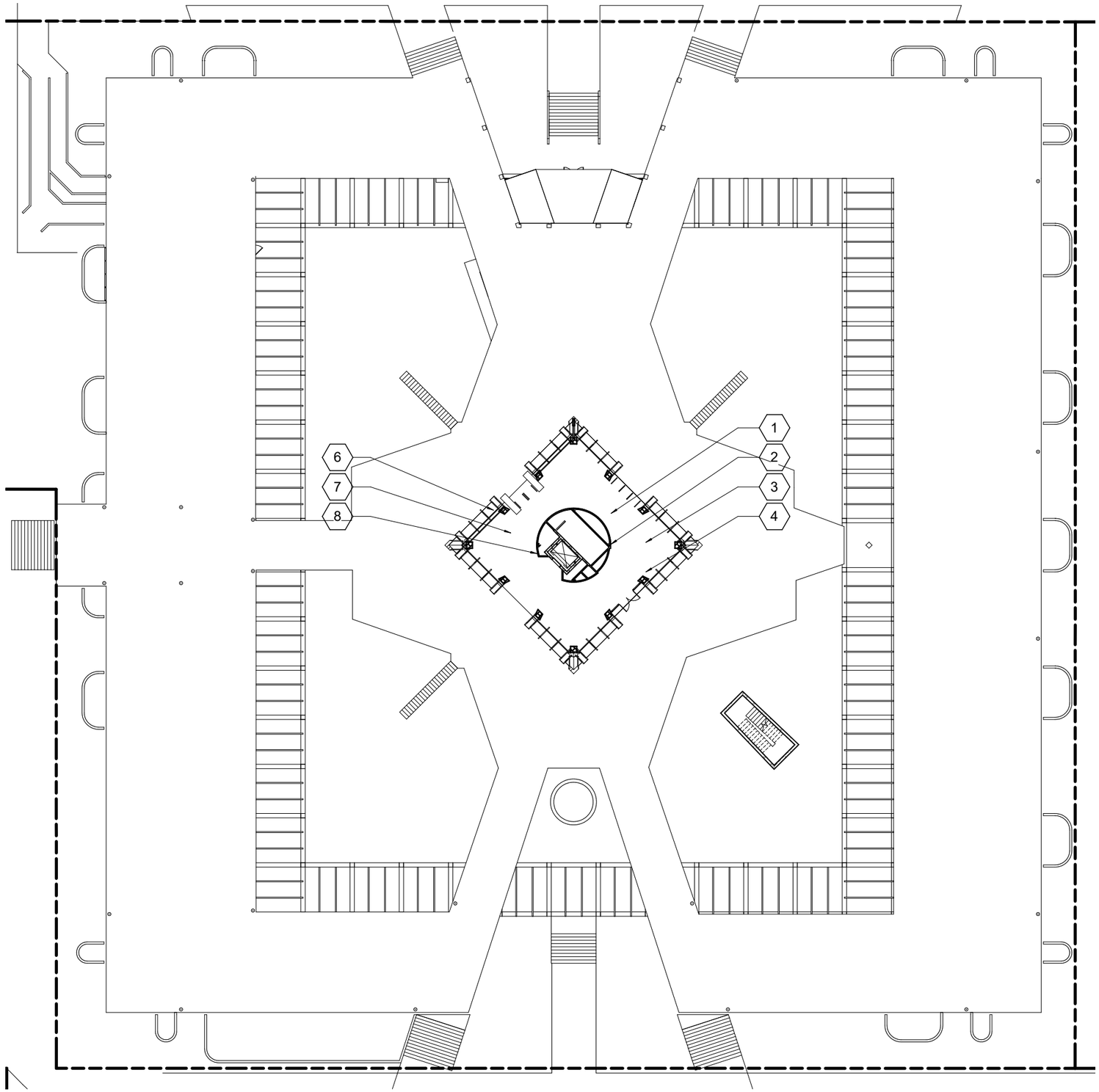
DFDG ARCHITECTURE
4545 East McKinley Street
Phoenix, Arizona 85008
Telephone 602.954.9060
www.dfdg.com

Harry E. Mitchell Government Center Modernization

DFDG Project No. 1816
PRELIMINARY NOT FOR CONSTRUCTION

5/8/2020
City of Tempe

Improvement Opportunities	
1	Develop Space Standards To Maximize Building Utilization And Increase Small Item Storage Capacity
2	Elevator Core Improvements To Aid In Wayfinding
3	Modify Linear Ceiling Elements To Reduce Glare
4	Replace Lighting Throughout With LED Fixtures To Reduce Energy Consumption
6	Update Window Treatments By Removing Vertical Blinds And Replacing With Window Films
7	Clean The Brick Floor In The Tower Lobby
8	Utilize The Walls In The Lobby To Reinforce City Of Tempe Branding And History



Plaza Level

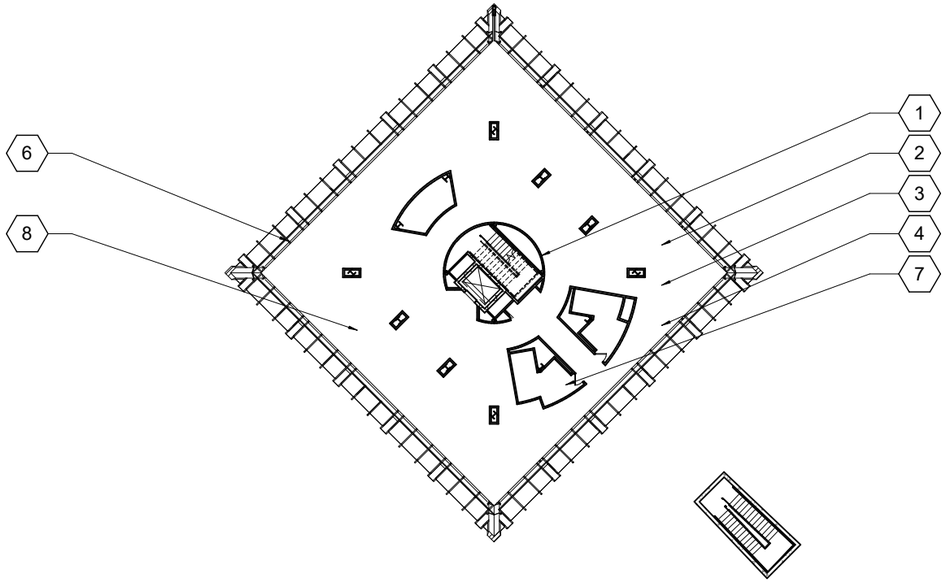
DFDG ARCHITECTURE
4545 East McKinley Street
Phoenix, Arizona 85008
Telephone 602.954.9060
www.dfdg.com

Harry E. Mitchell Government Center Modernization

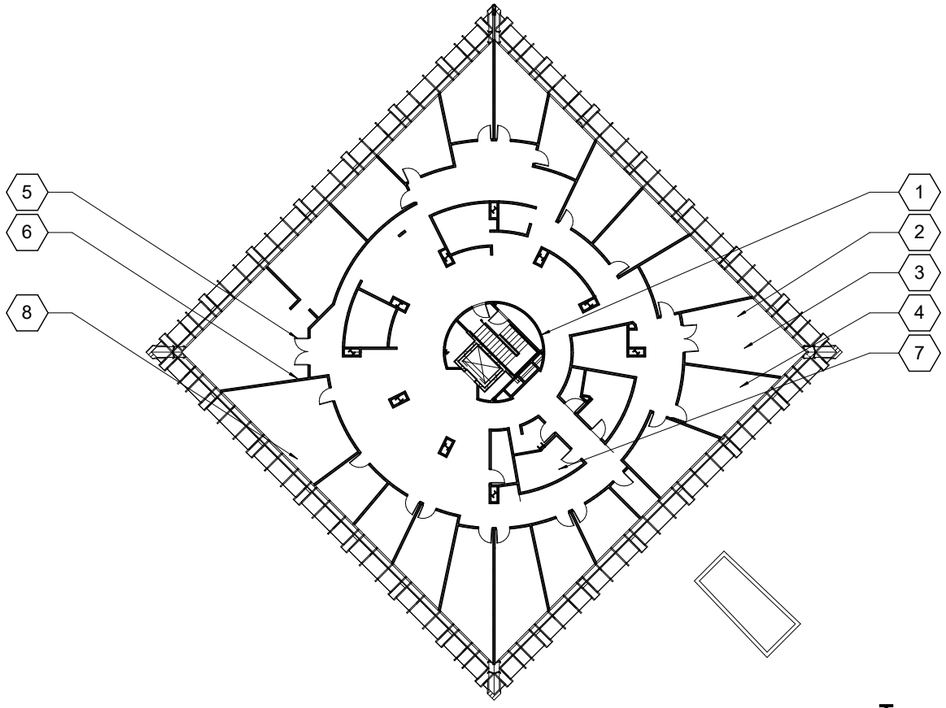
DFDG Project No. 1816
PRELIMINARY NOT FOR CONSTRUCTION

5/8/2020
City of Tempe

Improvement Opportunities	
1	Elevator Core Improvements To Aid In Wayfinding
2	Update Flooring
3	Modify Linear Ceiling Elements To Reduce Glare
4	Replace Lighting Throughout With LED Fixtures To Reduce Energy Consumption
5	Update Door Finishes. Provide Door Operators At Non-ADA Compliant Locations
6	Update Window Treatments By Removing Vertical Blinds And Replacing With Window Films
7	Update Restroom Finishes. Revise The Fixture Layout As Needed To Bring The Space Into Compliance With The Americans With Disabilities Act
8	Develop Space Standards To Maximize Building Utilization And Increase Small Item Storage Capacity



Tower Level 2



Tower Level 3

DFDG ARCHITECTURE
4545 East McKinley Street
Phoenix, Arizona 85008
Telephone 602.954.9060
www.dfdg.com

Harry E. Mitchell Government Center Modernization

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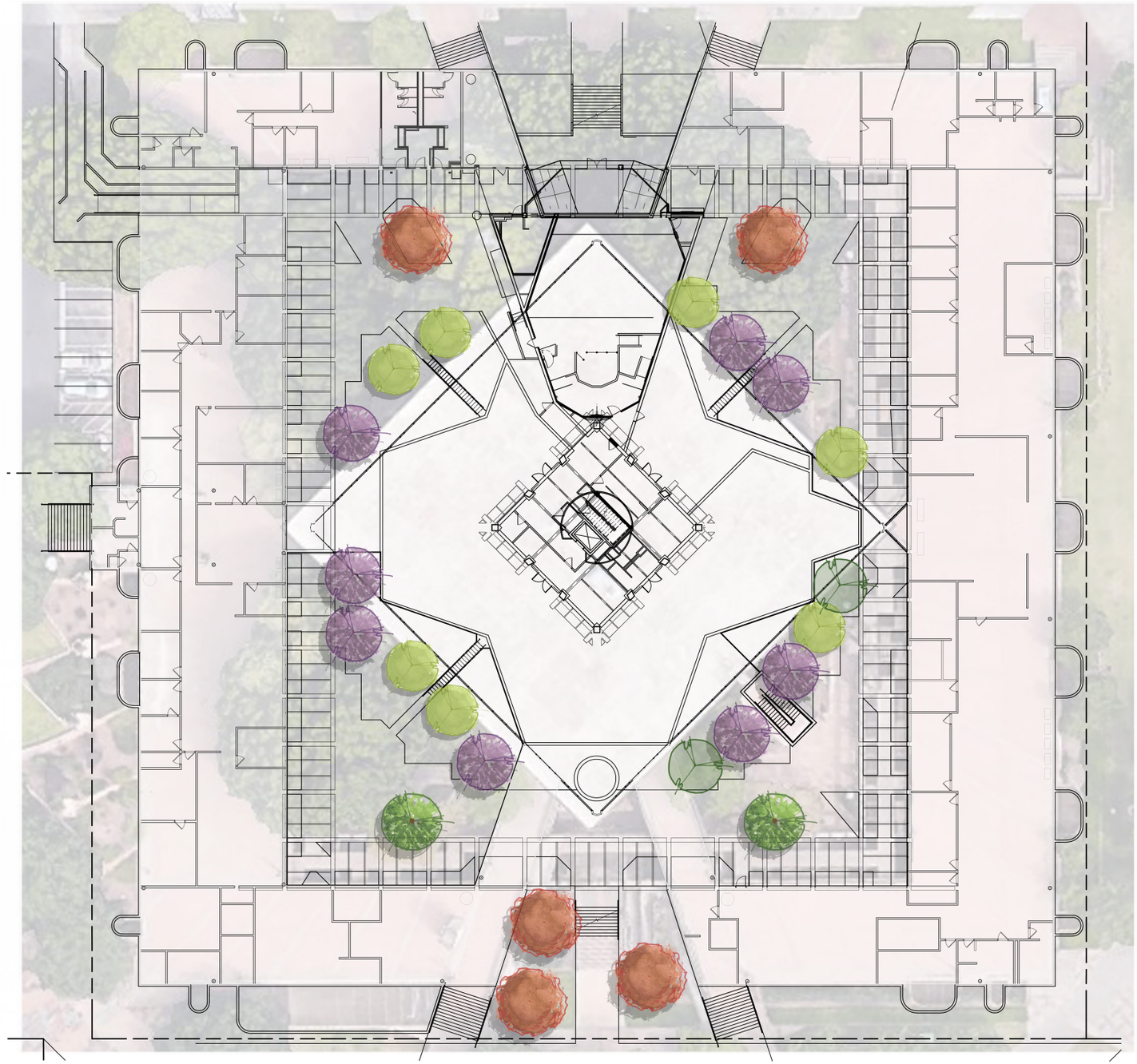
5/8/2020
City of Tempe

APPENDIX D – CONCEPTUAL LANDSCAPE PLAN



1 CITY OF TEMPE COUNCIL CHAMBERS ENTRANCE
SCALE: 1/8" = 1'-0"

NORTH

SITE FURNISHINGS

QCP - SHEAR BENCH (BACKLESS)

QCP - CALIFORNIA LITTER RECEPTACLE

LANDSCAPE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	EXISTING TREE TO REMAIN		2
	CAESALPINIA CACALACO	CASCALOTE	7
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2
	PISTACIA X 'RED PUSH'	RED PUSH PISATACHE	5
	VITEX AGNUS CASTUS	CHASTE TREE	8

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ALOE X 'BLUE ELF'	ALOE BLUE ELF		
	ASPARAGUS AETHIOPICUS	FOXTAIL FERN		
	EQUISETUM HYEMALE	HORSETAIL REED GRASS		
	RHAPHIOLPEIS INDICA	INDIAN HAWTHORNE		
	SANSEVIERIA HYBRID	MOTHER'S TONGUE		
	TECOMA STANS	YELLOW BELLS		

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	TRADESCANTIA PALLIDA	PURPLE HEART		
	ZEPHYRANTHESE CANDIDA	RAIN LILY		

PLANT PALETTE

CAESALPINIA CACALACO

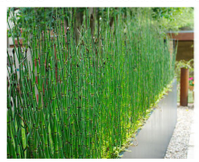
GLEDISTSIA TRIACANTHOS

PISTACIA X 'REDPUSH'

VITEX AGNUS CASTUS

ALOE X 'BLUE ELF'

ASPARAGUS AETHIOPICUS



EQUISETUM HYEMALE

RHAPHIOLPEIS INDICA

TECOMA STANS

TRADESCANTIA PALLIDA

SANSECIERIA HYBRID

ZEPHYRANTHESE CANDIDA

SURFACE SELECT BOULDER

LOGANSIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
54805
BRADLEY ALAN REIME
Date Signed 06/30/2019
ARIZONA, U.S.A.
Expires 06/30/2019

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

MARK	DATE	DESCRIPTION	BY
	04.10.19	DPR SUBMITTAL	
	05.23.19	DPR RESUBMITTAL	
	05.30.19	PERMIT SUBMITTAL	
	07.01.19	PERMIT SUBMITTAL	

DEPARTMENT OF PUBLIC WORKS
CITY OF TEMPE
DIVISION OF ENGINEERING
P.O. BOX 5002, TEMPE, AZ 85280

SURVEYED:	DESCRIPTION	DATE 01.08.20
DESIGNED: AB / BR	**LANDSCAPE CAMPUS PLAN**	PROJECT NO.
DRAWN: AB	**LS1.01**	6709519
CHECKED: BR	Tempe, Arizona	
SCALE: AS NOTED		SHT 1 OF 1

APPENDIX E – COST ESTIMATES OF FUTURE MODERNIZATION PHASES

		*Rough Order of Magnitude (ROM) Estimates ($)								
Phase ID #	**Description**	**Design & Post Design Fees**	**Pre-Construction Services**	**Construction Costs**	**Construction Contingency**	**3rd Party Materials Testing**	**3rd Party Construction Mgmt.**	**Permits & Internal Fees**	**Temporary Office Space Leasing & Moving Logistics (if applicable)**	**ROM Subtotals by Phase**
4	**West Wing Modernization**	**$247,148**	**$30,893**	**$3,089,347**	**$308,935**	**$15,000**	**$92,680**	**$141,324**	**$217,355**	**$4,142,682**
A	Reconfigure Office Spaces Per New Space Standards			$2,553,086						
B	Plumbing System Upgrades			$127,681						
C	Mechanical System Upgrades			$331,971						
D	ADA Corrections			$76,609						
5	**East Wing Modernization**	**$302,768**	**$37,846**	**$3,784,599**	**$378,460**	**$15,000**	**$113,538**	**$173,028**	**$264,149**	**$5,069,387**
A	Reconfigure Office Spaces Per New Space Standards			$3,101,276						
B	Plumbing System Upgrades			$155,301						
C	Mechanical System Upgrades			$434,842						
D	ADA Corrections			$93,180						
6	**Pyramid Tower Modernization**	**$368,981**	**$46,123**	**$4,612,266**	**$461,227**	**$20,050**	**$138,368**	**$210,921**	**$323,496**	**$6,181,432**
A	Reconfigure Office Spaces Per New Space Standards			$3,775,718						
B	Plumbing System Upgrades			$190,125						
C	Mechanical System Upgrades			$532,349						
D	ADA Corrections			$114,075						
7	**Municipal Complex Site Improvements**	**$108,722**	**$13,590**	**$1,359,027**	**$135,903**	**$15,000**	**$40,771**	**$62,422**	**N/A**	**$1,735,435**
A	ADA Corrections			$829,006						
B	Signage / Wayfinding			$81,542						
C	Lighting Upgrades			$258,215						
D	Garden Level Landscaping / Trees			$190,264						
8	**Additional Elevator at Pyramid Tower**	**$57,943**	**$7,243**	**$724,284**	**$72,428**	**$7,500**	**$21,729**	**$33,252**	**N/A**	**$924,379**
									=> Grand Total =	***$18,053,315***

* ROM estimates are from the year 2020, and do not account for inflation and market adjustments in future years. Costs for general maintenance items within improved areas may not be included in these estimates, most notably repairs and maintenance for plaza and pyramid tower roofing, plumbing outside the interior renovation footprint, & chilled water pipes outside of the interior footprint of the Municipal Complex.